

ZONING AND BUILDING AGENDA

JANUARY 20, 2000

THE ZONING BOARD OF APPEALS RECOMMENDATIONS:

226555 DOCKET #6838 - JUNG PARTNERSHIP, An Illinois General Partnership, Owner, 21735 North Hickory Hill, Kildeer, Illinois 60047, Application (No. MA-99-01; Z99019). Submitted by Schain, Firsel & Burney, Ltd., on behalf of Palatine Road & Barrington Road, L.L.C., 222 North LaSalle Street, Suite 1910, Chicago, Illinois 60601. Seeking a MAP AMENDMENT from the R-1 Single Family Residence District to the R-6 General Residence District and C-4 General Commercial District for a Conceptual Plan for a Planned Unit Development (if granted under companion SU-99-03) in Section 24 of Barrington Township. Property consists of approximately 147 acres located at the southeast corner of Palatine Road and Barrington Road. Intended use: Commercial/Residential Planned Unit Development.

226564 DOCKET #6839 - JUNG PARTNERSHIP, An Illinois General Partnership, Owner, 21735 North Hickory Hill, Kildeer, Illinois 60047, Application (No. SU-99-03; Z99020). Submitted by Schain, Firsel & Burney, Ltd. on behalf of Palatine Road & Barrington Road, L.L.C., 222 North LaSalle Street, suite 1910, Chicago, Illinois 60601. Seeking a SPECIAL USE in the R-6 General Residence District and C-4 General Commercial District (if granted under companion MA-99-01) for a Conceptual Plan for a Planned Unit Development in Section 24 of Barrington Township. Property consists of approximately 147 acres located at the southeast corner of Palatine Road and Barrington Road. Intended use: Planned Unit Development - Commercial/Residential.

RECOMMENDATION: The Zoning Board of Appeals, by a vote of 4-0 (Alex Seith abstaining) recommends that the proposed Map Amendment and Special Use be granted in accord with our findings presented herewith.

The Villages of Inverness, Barrington, Barrington Hills, South Barrington, School District 220, BACOG, Cotswold Manor Homeowners Association, Mr. Marous, Sabet family, William W. Brough, Willowmere Home Association/Carol Development Corporation and 239 residents filed official objections with the Cook County Zoning Board of Appeals.

The Zoning Board received two letters of support, one from the President of the Chicago & Cook County Building & Construction Trades Council, and one from Chicago & Northwest Illinois District Council of Carpenters.

The above applications were deferred at the meetings of July 8, 1999 August 4, 1999, September 22, 1999 and October 19, 1999.

OLD BUSINESS

New Applications – To Receive and File

- 211043 JAMES AND KATHY WALLIN, Owners, 14462 High Road, Lockport, Illinois, Application (No. MA-97-02; Z97025). Submitted by Michael Kaup, 13711 McCabe Drive, Orland Park, Illinois 60462. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-5 Single Family Residence District for a single family residential subdivision in Section 26 of Lemont Township. Property consists of approximately 15.33 acres located on the west side of Bell Road approximately 700 feet north of McCarthy Road in Lemont Township. Intended use: Single Family Subdivision.
- 214259 PETER GETARIC, Owner, 1604 West Montrose, Chicago, Illinois 60613, Application (No. A-97-04; Z97089). Submitted by Laennec Simon, c/o Steven Amu & Associates, P.C., 3649 West 183rd Street, Suite 109, Hazel Crest, Illinois 60429. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to the C-6 Automotive Service District for a car wash and commercial uses (if granted under companion SU-97-11) in Section 15 of Rich Township. Property consists of approximately 2.18 acres located at the southwest corner of Pulaski Avenue and Vollmer Road in Rich Township. Intended use: Car wash and speculative commercial development.
- 214260 PETER GETARIC, Owner, 1604 West Montrose, Chicago, Illinois 60613, Application (No. SU-97-11; Z97090). Submitted by Laennec Simon, c/o Steven Amu & Associates, P.C., 3649 West 183rd Street, Suite 109, Hazel Crest, Illinois 60429. Seeking a SPECIAL USE in the C-6 Automotive Service District (if granted under companion A-97-04) for a full service car wash and commercial uses in Section 15 of Rich Township. Property consists of approximately 2.18 acres located at the southwest corner of Pulaski Avenue & Vollmer Road in Rich Township, Illinois. Intended use: car wash and speculative commercial development.
- 217194 COLE TAYLOR BANK, Trustee u/t/a dated June 20, 1973, a/k/a Trust No. 523, Owner, 850 West Jackson Boulevard., Chicago, Illinois 60607, Application (No. MA-98-02; Z98003). Submitted by David B. Sosin, Attorney, 11800 South 75th Avenue, Suite 300, Palos Heights, Illinois 60463. Seeking a MAP AMENDMENT from the R-3 Single Family Residence District to the R-4 Single Family Residence District and the C-1 Restricted Business District for a Planned Unit Development (If approved under companion Application SU-98-02) for 31 single family homes and 1.5 acres commercial use in Section 18 of Orland Township. Property consists of approximately 24 vacant acres of property located on the northeast corner of Will-Cook Road and 159th Street, in Cook County, Illinois. Intended use: 31 single family lots and 1.5 acres commercial.
- 217195 COLE TAYLOR BANK, Trustee u/t/a/ dated June 20, 1973, a/k/a Trust No. 523, Owner, 850 West Jackson Boulevard, Chicago, Illinois 60607, Application (No. SU-98-02; Z98004). Submitted by David B. Sosin, Attorney, 11800 South 75th Avenue, Suite 300, Palos Heights, Illinois 60463. Seeking a SPECIAL USE in the R-4 Single Family Residence District and the C-1 Restricted Business District (If granted under companion Application MA-98-02) for a Planned Unit Development for 31 single family homes and 1.5 acres commercial use in Section 18 of Orland Township. Property consists of approximately 24 vacant acres of property located on the Northeast corner of Will-Cook Road and 159th Street, in Cook County, Illinois. Intended use: 31 single family lots and a 1.5 acres commercial center at the corner of 159th Street and Will-Cook Road.

- 219970 AMERICAN NATIONAL BANK, formerly known as State National Bank of Evanston a/t/u No. 7685, June 9, 1986, Owner, c/o John J. Pikarski, Jr., 25 East Washington, Suite 1000, Chicago, Illinois 60602, Application (No. SU-98-07; Z98048). Submitted by same. Seeking a SPECIAL USE UNIQUE USE in the C-5 Commercial Transition District for the expansion and addition to a warehouse (existing under SU-95-16) for the storage of auto supplies in Section 12 of Wheeling Township. Property consists of 2.3043 acres. Intended use: Expanding existing unique special use for warehouse for storage of auto supplies.
- 220101 ROBERT OLSON, Owner, 4270 Dundee Road, Northbrook, Illinois 60062, Application (No. SU-98-08; Z98052). Submitted by same. Seeking a CERTIFICATE OF AMORTIZATION in the R-4 Single Family Residence District for an auto repair shop in Section 6 of Northfield Township. Property consists of approximately 2 acres and is located north of Dundee Road and immediately east of I-294. Intended use: An auto repair shop.
- 220103 JAMES & LILLIAN LODEN, Owners, 20W222 99th Street, Lemont, Illinois 60439, Application (No. SU-98-09; Z98053). Submitted by Timothy White, 2020 West 16th Street, Broadview, Illinois 60153. Seeking a SPECIAL USE in the C-8 Intensive Commercial District for the operation of truck painting, sales, repair and other related uses in Section 14 of Lemont Township. Property consists of approximately 0.79 of an acre located on the west side of Bell Road approximately 300 feet north of Chicago Joliet Road in Lemont Township. Intended use: Truck and auto body shop.
- 220550 ANDREW WROBLEWSKI, Owner, 322 North Ashbury, Bolingbrook, Illinois 60440, Application (No. SU-98-16; Z98079). Submitted by William Hennessy, 111 West Washington Street, Suite 1631, Chicago, Illinois 60602. Seeking a SPECIAL USE, UNIQUE USE in the R-4 Single Family Residence District for the operation of lawn and snow services, i.e., Landscape Architectural Services in Section 32 of Lemont Township. Property consists of approximately 1.477 acres located on the northside of 135th Street approximately 670 feet west of Archer Avenue in Lemont Township. Intended use: Special use for unique use of Lawn and Snow Services i.e., Landscape Architectural Services.
- 220779 MANNHEIM PROPERTIES, LLC, Owner, 2620-2630 Mannheim Road, Franklin Park, Illinois 60131, Application (No. SU-98-17; Z98083). Submitted by Francis J. Bongiovanni, 501 West North Avenue, Suite 406, Melrose Park, Illinois 60160. Seeking a SPECIAL USE, UNIQUE USE in the C-4 General Commercial District for a tattoo parlor in Section 29 of Leyden Township. Property consists of approximately 0.61 of an acre located at the northwest corner of Drumond Place and Mannheim Road in Leyden Township. Intended use: To provide hygenic tatoos and body piercing with sterile equipment in a professional enviroment. Tenant Buildout.
- 221691 MARK HOLDA, Owner, 6833 West 127th Street, Palos Heights, Illinois 60463, Application (No. A-98-07; Z98113). Submitted by same. Seeking a MAP AMENDMENT from the R-4 Single Family Residence District to the C-4 General Commercial District for a landscape, snow removal and wholesale stone business with a proprietor's residence (if granted under companion Application No. SU-98-20; Z98114) in Section 20 of Orland Township. Property consists of approximately 3.50 acres located on the northeast corner of 108th Avenue and 167th Street in Orland Township. Intended Use: Landscape, snow removal and wholesale stone business.

221692 MARK HOLDA, Owner, 6833 West 127th Street, Palos Heights, Illinois 60463, Application (No. SU-98-20; Z98114). Submitted by same. Seeking a SPECIAL USE in the C-4 General Commercial District (if granted under companion Application No. MA-98-07; Z98113) for a proprietor's residence in Section 20 of Orland Township. Property consists of approximately 3.50 acres located on the northeast corner of 108th Avenue and 167th Street in Orland Township. Intended Use: Applicant would like to use property for his landscape, snow removal business and proprietor's residence.

* The next regularly scheduled meeting is presently set for Tuesday, February 1, 2000.